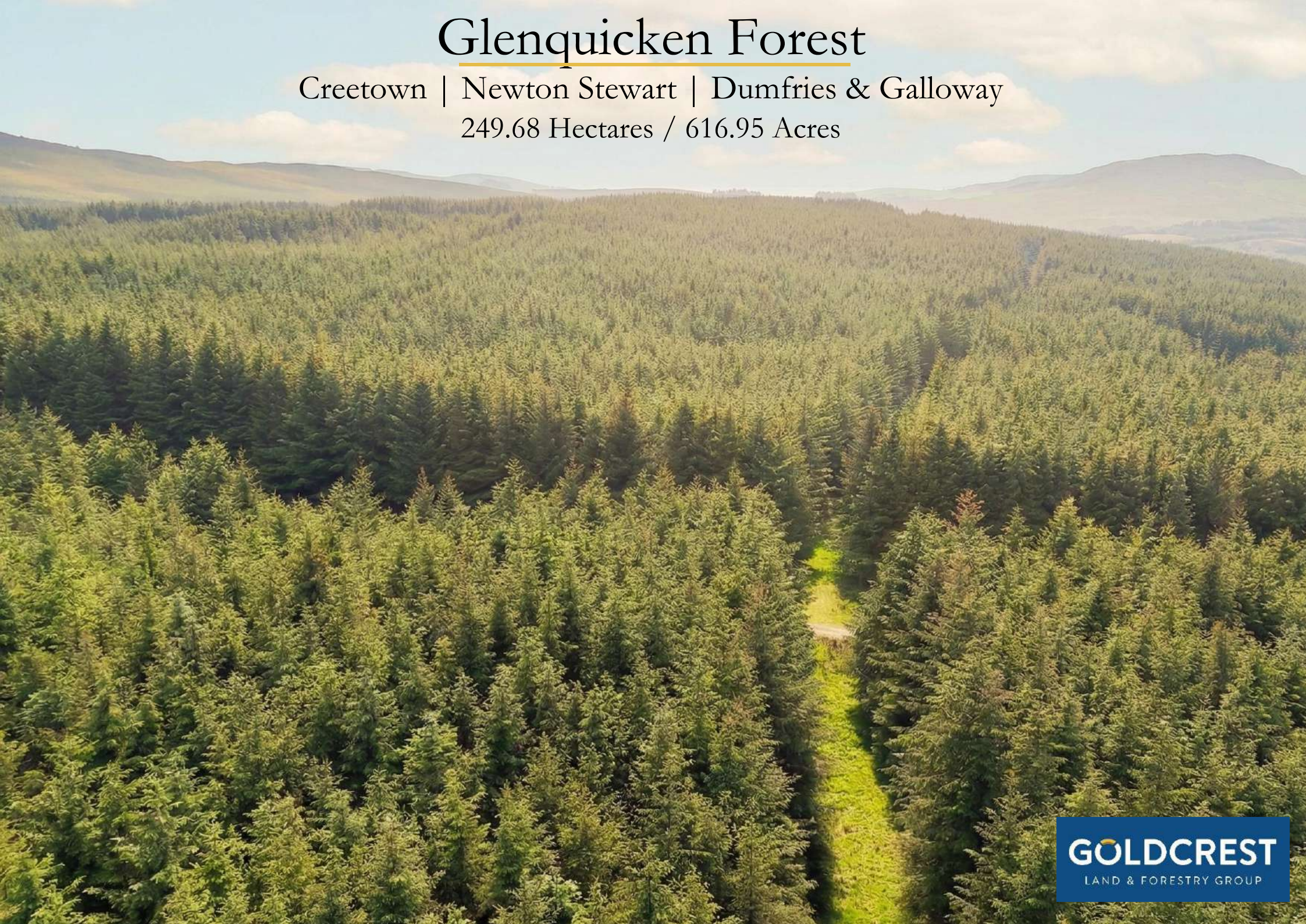
Glenquicken Forest

Creetown | Newton Stewart | Dumfries & Galloway

249.68 Hectares / 616.95 Acres



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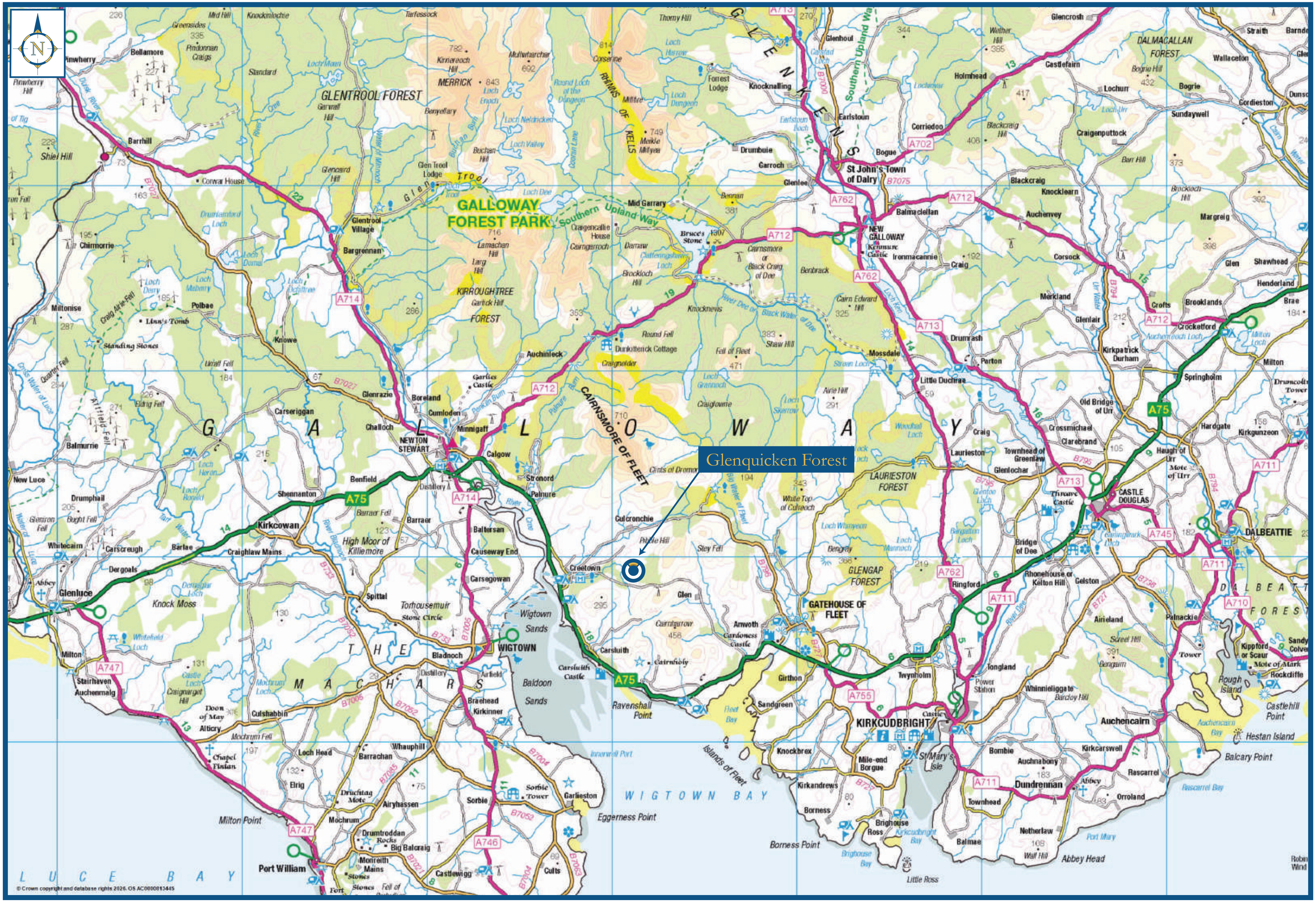
Glenquicken Forest
GALLOWAY FOREST PARK
GLENTROOL FOREST
KIRROUGHTREE FOREST
LAURIESTON FOREST
GLENGAP FOREST
DALMACALLAN FOREST
DALBEATTIE FOREST
G A L L O W A Y
THE MACHARS
WIGTOWN BAY
LUCE BAY
Southern Upland Way
CAIRNSMORE OF FLEET
RHINNS OF KELLS
GLENKENS
MERRICK
NEWTON STEWART
WIGTOWN
CASTLE DOUGLAS
KIRKCUDBRIGHT
GATEHOUSE OF FLEET
DALBEATTIE
NEW GALLOWAY
St John's Town of Dalry
Creetown
Glenluce
Port William
Barrhill
Minnigaff
Kirkcowan
Carsluith
Cairnsmore
Glentrool Village
Bargrennan
Balmaclellan
Mossdale
Laurieston
Ringford
Twynholm
Borgue
Dundrennan
Auchencairn
Garlieston
Sorbie
Whauphill
Islands of Fleet
Ravenshall Point
Eggerness Point
Abbey Head
Hestan Island
Balcary Point
A75
A712
A714
A762
A711
A713
A747
A746
A755
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Glenquicken Forest

249.68 Hectares / 616.95 Acres

Exceptional commercial conifer forest with further woodland creation potential, unique aspen & windfarm proposal.

- High yielding crops
- Predominantly Sitka spruce
- Weighted average age 32
- Significant volume of timber nearing harvesting stage
- Impressive 109 acres of hybrid Aspen

Freehold for Sale as a Whole

Offers Over £2,950,000

Goldcrest Land & Forestry Group
18 Great Stuart Street, Edinburgh EH3 7TN
0131 3786 122
www.goldcrestlfg.com
Jock Galbraith MRICS & Emily Moore

Location

Glenquicken Forest enjoys a highly attractive and strategic location near the village of Creetown, in the heart of Dumfries & Galloway, one of Scotland's most productive and well established forestry regions. The property lies within close proximity to the A75 trunk road, providing efficient access east to Dumfries and west to the ferry port at Stranraer. The nearby town of Newton Stewart offers a range of local services and amenities, while the surrounding area benefits from a strong forestry infrastructure, including established haulage routes, nearby sawmills, and a skilled local workforce.

The forest sits within an area offering favourable growing conditions supported by a mild, wet climate and productive soils.

Access

Access is taken from the U256W public road via a servitude right of access, shown A1–A2 on the Sale Plan. Both the servitude route and the public road have previously been used for timber haulage.

The nearest major timber processors are:

- BSW, Dalbeatie – 36 miles
- James Jones, Lockerbie – 57 miles
- James Jones, Annan – 60 miles
- BSW, Carlisle – 77 miles

Description

The exceptional conifer forest extends to approximately 140 hectares and is predominantly composed of Sitka spruce, with areas of strong growth and high yield classes. Established in 1992, the forest is primarily Sitka spruce, complemented by lodgepole pine, smaller areas of Scots pine, Douglas fir and noble fir, along with a mix of broadleaves. More recent restocking has introduced Norway spruce and hybrid aspen, enhancing species diversity.

An approved Long Term Forest Plan is in place, setting out a 20-year programme of management, including felling and restocking. The current plan includes three remaining felling phases at approximately eight-year intervals, commencing in 2030, and averaging around 20 hectares per phase. Based on crop quality, growth rates and optimal harvesting timing, the seller estimates an annualised income in excess of £100,000 per annum. The woodland benefits from good internal access and is conveniently located near the A75 trunk road.

Approved new woodland, hill land, and identified areas in the Forest Plan, could provide over 60 Hectares of additional planting. Approved scheme site is currently dominated by bracken and benefits from natural shelter provided by the surrounding topography. Based on the quality of the soils and the performance of adjacent woodland, a yield class of 18 or higher is anticipated. There is potential to create significant water areas and add further interest to the forest. The water PH is ideal for fish, scale lends itself to holiday accommodation, and proximity to Cree Estuary attracts geese and other wildfowl.

	Planting Years						
Species	N/A	1992	1998	2005	2023	2024	Area (Ha)
Sitka spruce		68.25					68.25
Sitka/Aspen						3.29	3.29
Scots pine		4.68				0.28	4.96
Hybrid larch		0.03					0.03
Noble fir		2.6					2.60
Norway/Aspen		0.19			6.42	1.55	8.16
Mixed cons/Broadleaves		6.57					6.57
Douglas fir		1.86					1.86
Lodgepole pine		1.45			0.53		1.98
Wind blow		1.28					1.28
Awaiting restocking	2.47						2.47
Aspen				44.11			44.11
Mixed broadleaves		1.34					1.34
Native broadleaves		1.74	0.61		0.55	0.39	3.29
Open ground	19.85						19.85
Open Hill	79.56						79.56
Water	0.08						0.08
Total	**101.96**	**89.99**	**0.61**	**44.1117**	**7.5**	**5.51**	**249.68**

Lapsed Retreat Centre

The former Craigneuk Steading is a traditional pre-1700 farmhouse, now in a ruinous state, set beneath the slopes of Craigneuk Fell. The property previously benefitted from planning permission for conversion into a retreat centre, which has since lapsed. Enjoying an elevated and private setting, it's own stream and grounds, the site commands expansive views across Wigtownshire.

There is clear potential to reinstate the previous consent, subject to the necessary approvals, or to pursue an alternative development, offering an exciting opportunity in a highly scenic and tranquil location.

Windfarm Proposal

The purchaser will have the opportunity to enter into a 12-month exclusivity agreement, followed by an option agreement with RME, as a potential wind energy site.

The proposed scheme comprises between three and five turbines of up to 350 meters in height. This presents the potential to generate significant income, with payments payable to the landowner during both the exclusivity and option periods, in addition to any future development returns. There is a reservation of 40% of turbine income in favour of Glenquicken House.

Further details, including the proposed option terms and payment structure, are provided within the additional information.

Sporting Rights

The mixture of cover and open ground present fantastic opportunity for deer stalking. Over 50 Red and Roe deer shot every year. Sporting rights are included in the sale.

Boundaries

The property is bounded by dykes and stock fencing.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Designations

The property forms part of the Galloway and Southern Ayrshire Biosphere Reserve. In addition, in the northeast corner of the subject, Glenquicken hosts part of a Scheduled Monument for the Pibble lead mines, with reference number SM5289.

Forest Grants & Management

Approved new woodland, hill land, and identified areas in the Forest Plan, could provide over 60 hectares of additional planting.
For information on current grants available, please visit the following websites:
https://forestry.gov.scot
https://www.ruralpayments.org/publicsite/futures

Viewing

Viewing is possible at any time. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP
18 Great Stuart Street, Edinburgh EH3 7TN
Tel: 0131 378 6122
Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Ref: David Hall

Measurements

The property will be sold as per the Title. Any boundary lines on the plans within this brochure are for illustration purposes only and may not be accurate.

Authorities

Scottish Forestry
Central Conservancy
Hamilton Business Park
Caird Park
Hamilton ML3 0QAJ
Tel: 0300 067 6006

Dumfries & Galloway Council
English Street
Dumfries
DG1 2DD
Tel: 030 3333 3000

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

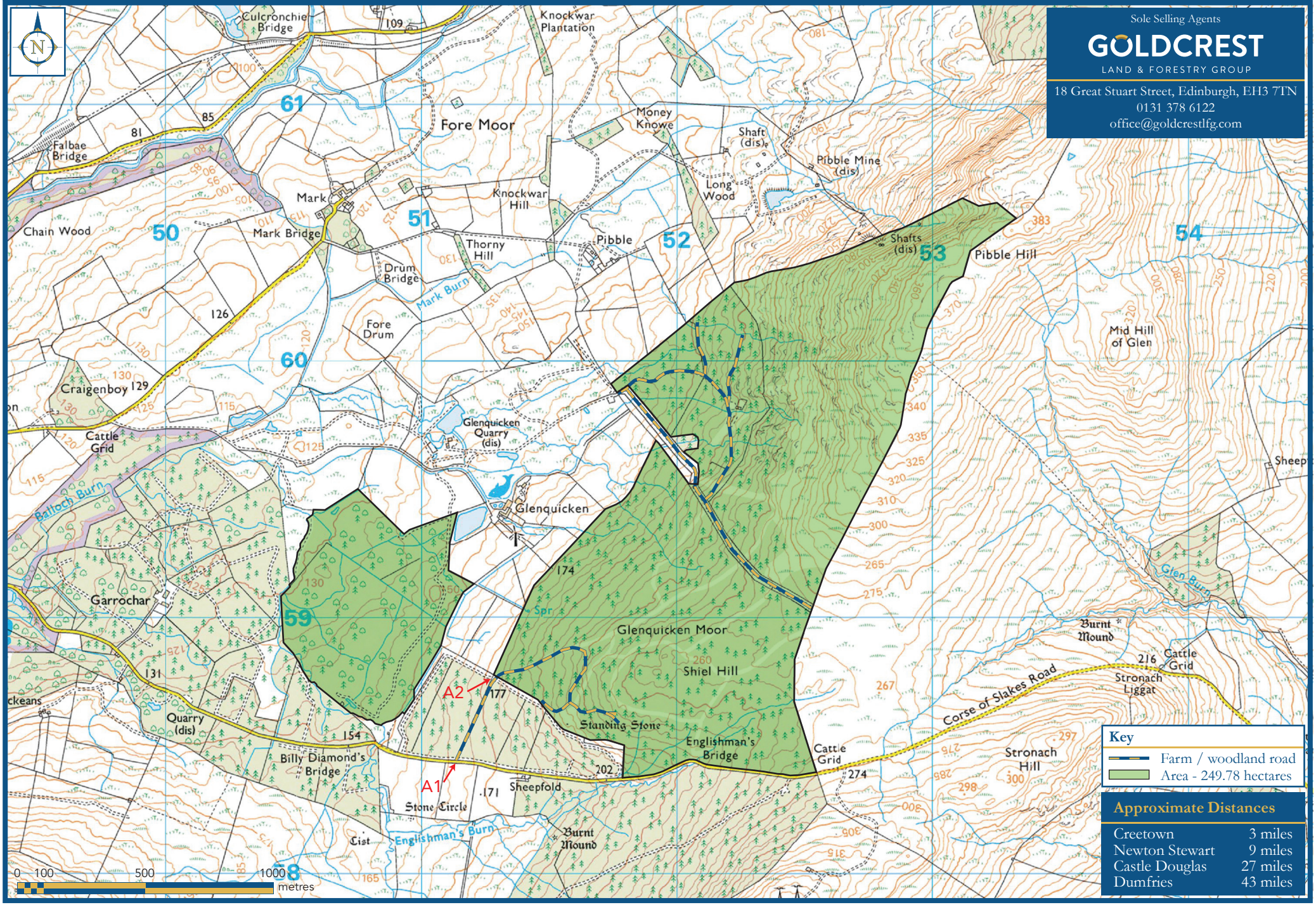
For further information, please contact the Selling Agents.

Taxation

At present, all revenue from timber sales is Income and Corporation Tax free.

There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

Glenquicken Forest, Creetown, Newton Stewart, Dumfries & Galloway



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GOLDCREST

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office@goldcrestlfg.com

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